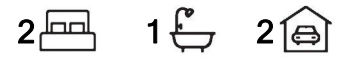


## Woodville West, 21 Northcote Lane

Striking Modern Design - Park Outlook



**For Sale**  
\$660,000 - \$690,000

**View**  
By Appointment

**Contact**  
**Josie Auricchio**  
0419 269 503  
josiea@ljhookerwestlakes.com.au

**Donna Farquhar**  
0461 363 915  
donna@ljhookerwestlakes.com.au

With views across open grass space and direct access to walking trails, this contemporary two-storey home is a hidden gem in the heart of Woodville West. Light-filled, low-maintenance, and thoughtfully designed, it offers stylish indoor-outdoor living in a peaceful corner position. The open-plan design flows seamlessly to a private courtyard, while upstairs bedrooms offer peaceful outlooks across the reserve. Whether you're entertaining guests or enjoying a quiet morning coffee with a view, this is a home that delivers lifestyle and liveability in equal measure.

Features You'll Love:

- \* Open-plan kitchen, dining and living with loads of natural light
- \* Tri-fold doors open to a private paved courtyard with pergola and low-maintenance garden
- \* Contemporary kitchen with island bench, stainless steel appliances including gas cooktop, dishwasher, and abundant storage



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- \* Two upstairs bedrooms with views across the park
- \* Sparkling main bathroom with separate bath and shower; additional ground-floor powder room
- \* Dedicated laundry with external access
- \* Ducted reverse-cycle air conditioning throughout
- \* Secure carport with roller door and internal access
- \* Peaceful corner position directly opposite open grass area and walking paths

Perfectly positioned to enjoy the best of Adelaide's west, this home is just minutes from Albert Park train station, West Lakes Shopping Centre, and St Clair Village. Enjoy local schools, leafy reserves, playgrounds and eateries, with the beach and CBD a quick drive away. The home backs directly onto a beautifully maintained reserve with walking trails and open green space, perfect for peaceful strolls or weekend relaxation. Nearby Woodville West Reserve also offers a playground, dog park, sports grounds and BBQ facilities, adding to the lifestyle appeal of this sought-after suburb.

Make the move to modern parkside living-this unique home won't last long.

For more information about the property, please contact Josie Auricchio on 0419 269 503 or Donna Farquhar on 0461 363 915.

**Disclaimer:**

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322



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## More About this Property

<b>Property ID</b>	4ZGEFE8
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Remote Garage Liveability

**Josie Auricchio 0419 269 503**

Sales & Property Management Specialist | [josiea@ljhookerwestlakes.com.au](mailto:josiea@ljhookerwestlakes.com.au)

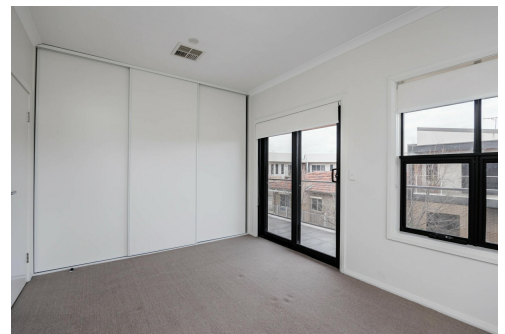
**Donna Farquhar 0461 363 915**

Property Specialist | [donna@ljhookerwestlakes.com.au](mailto:donna@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

139 Tapleys Hill Road, SEATON SA 5023

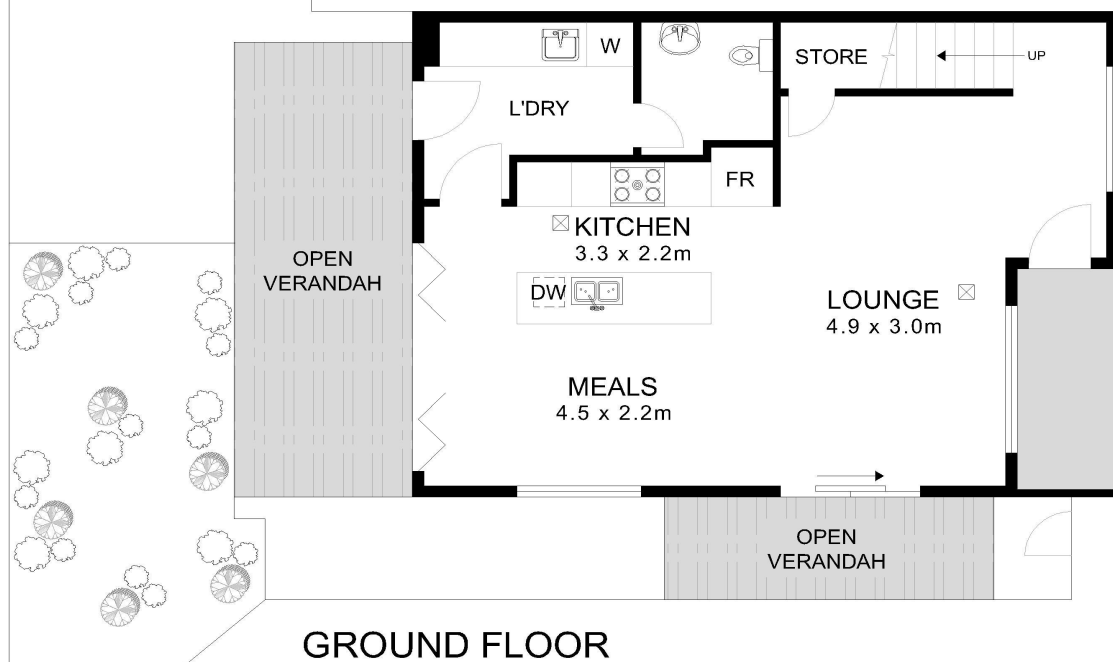
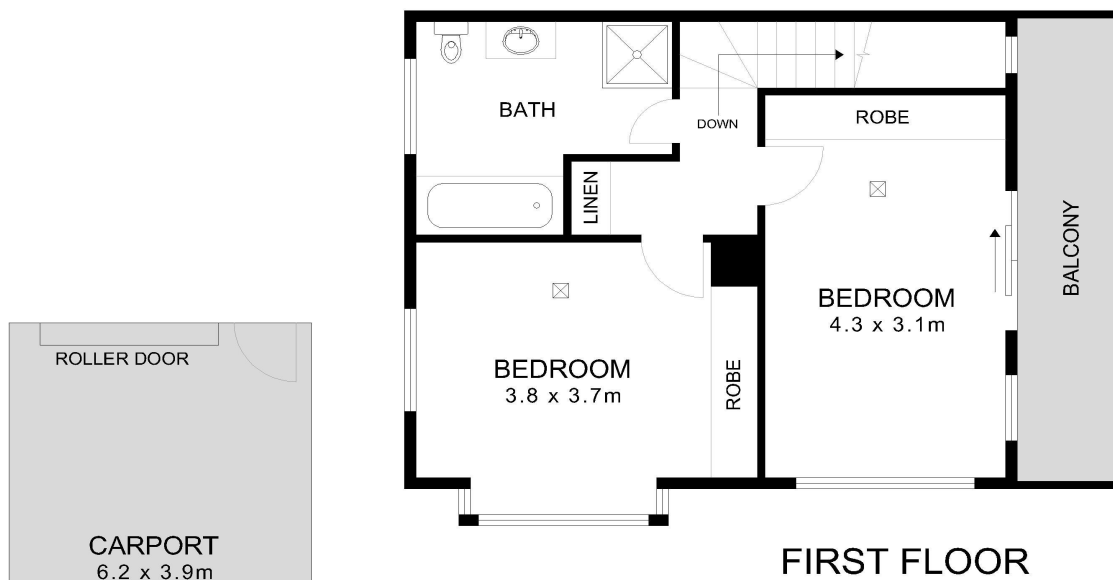
[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)



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## 21 Northcote Lane Woodville West

For Illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography

Approx Gross
Ground Floor = 50m <sup>2</sup>
First Floor = 49m <sup>2</sup>
Carport = 21m <sup>2</sup>
Balcony = 3m <sup>2</sup>
Total = 123m <sup>2</sup>